



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, MAY 10, 2005

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR CHARLES D. WESTON
VICE-CHAIR RALPH LYLE
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER JOSEPH H. MUELLER

WORKSHOP AND REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: April 26, 2005

WORKSHOP:

- 1) Discussion and policy direction regarding the inclusion of market rate housing units within affordable housing development and the incorporation market rate and affordable housing set-asides in a single project.
- 2) Identify discussion items for a joint City Council and Planning Commission workshop.

NEW BUSINESS:

1. **SUBDIVISION, SD-05-01/DEVELOPMENT AGREEMENT, DA-05-01: COCHRANE-MISSION RANCH:** A request for approval of a 48 lot subdivision and development agreement representing phases 9, 10 & 11 of the Mission Ranch project located on the south side of Cochrane Rd. west of Peet Rd. and east of Mission View Dr. The 11.44 acre subdivision request is located in the south west corner of the project site adjacent to Peet Rd. (APN 728-32-010)

Recommendation: Open Public Hearing/Adopt Resolution Nos. 05-22 (subdivision), and 05-23 (development agreement), with recommendation to forward the development agreement to Council for approval.

OTHER BUSINESS:

2. **SELECTION OF CHAIR/VICE-CHAIR:**

Recommendation: Select Chair/Vice-Chair in accordance with City Council adopted policy.

TENTATIVE AGENDA ITEMS FOR THE MAY 24, 2005 MEETING:

- **UPA-87-13: Monterey-West**
- **ZAA-01-20: Tennant-Safeway**
- **DAA-04-04: Hill-Gera**

PLANNING COMMISSION AGENDA

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- SD-05-02: Cochrane-Lupine
- DA-05-02: Cochrane-Lupine
- DAA-98-11: Spring-Malone/Speer
- DAA-03-15: E. Central-Warmington Homes

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.